

Town of Carlisle

MASSACHUSETTS 01741

Office of PLANNING BOARD

MINUTES

March 24, 1980

Present: Raftery, Chaput, Kulmala, Sauer, Hannaford, Coulter, Courant

A Scenic Road Public Hearing for South Street was conducted. See Minutes attached.

ConsCom has requested Planning Board support of Articles 28 and 29. These "money" articles are based on the Open Space and Recreation Report. Tom Arnold, Chairman of the Conservation Commission, made a presentation summarizing the goals of the OSR Plan. If moneys are set aside and a parcel comes on the market, Conscom could, although it is against their policy, spend any and all of the accumulated funds to buy such a piece without approval of Town Meeting. It would be more likely that the sums would be used to buy options to hold land until the Town could vote. It was moved, seconded and unanimously voted in favor of supporting Article 28, requesting an amount of money be added to the Conservation Fund. It was moved, seconded and unanimously voted in favor of supporting Article 29, requesting an amount of money for acquiring land for open space and conservation purposes, including outdoor recreation.

Fire Department Chief Bob Koning and Police Department Chief David Galvin were present to speak to the proposed Article re planning for a fire-police station facility. Pat Cutter, speaking for the Selectmen, said that the scope of the article had been reduced to providing preliminary desing and engineering plans and the appropriate request had been reduced to \$5,000. A site on Westford Road on the Conant Land and the site where the present fire station now stands, both sites having been extensively studied at the time the DPW facility was being considered, were the two primarily under consideration. She said they are tentatively looking toward a special Town Meeting in the fall to bring the choice to the Town if the preliminary plans do not rule out one of the sites. The old DPW building is a very poor structure, but it will have to be used to house the new fire truck. Contact between the study committee and the Planning Board was seen to be very important. It was moved, seconded and unanimously voted in favor of supporting this Article, as amended.

Regarding the proposed Residence District M--Housing for the Elderly, Vivian Chaput explained that as a result of the last meeting, the scope of the proposed Article had been changed to create the spot zone for the Clark Land and including the special permit procedure features. Concern has been expressed by Conscom that six dwelling units per acre in this location, with its possible water problems, could be too many. The Housing Study Committee felt that a five dwelling unit per acre figure for this site (22 units maximum) would be reasonable. Art Milliken, Elderly Housing Committee, said that the initial proposal will be for 16 units (18 bedrooms) on the site and asked for the flexibility that a 22 maximum figure would provide.

It was reported that Conscom supports the proposal and supports the Clark Land. The density issue was the problem. They felt that the same ration of dwelling units per acre as are now permitted should be maintained to conserve water resources in the center and to protect the Town from developers in the future who might try to use this to attack two-acre zoning. The Board felt that there are enough other ways for developers to attack two-acre zoning, should they wish, and that this point was not particularly important. A motion was made, seconded and unanimously voted in favor to recommend adoption of this Article as modified.

The Board reconsidered its previous vote on the Congregational Church--spot zoning versus special permit. This reconsideration occurred as a result of comments at a previous meeting to the effect that if the building burned down, the site would remain zoned for business. Since it is the goal of the Planning Board to support some measure by which the building could be maintained, reconsideration of the previous vote was seen to be appropriate. Jack O'Connor, an abuttor, was present and said he was opposed to spot zoning and saw the special permit procedure to be somewhat better. The wording of Article 39 (Special Permit) was reworked to limit the scope to the one building, the old Congregational Church; to require certain findings to be made by the permit granting authority; and a provision for the lapse of the permit under certain conditions. These changes would be offered at Town Meeting as amendments to Article 39. Motion was made and seconded to recommend the adoption of Article 39 with amendments as discussed. The vote was six in favor, one opposed.

A motion was made and seconded to withdraw the recommendation of the adoption of Article 38 (Spot Zoning). The vote was six in favor, one opposed.

A plan of land of MSB, Inc., showing Lot 15, 25.769 acres, was presented by Gerald Vahe and Bernhard Piwczyk. The plan showed the lot to have legal frontage on Morse Road which was indicated as "AKA County Way, Public Way Unimproved, Having Variable Widths." Morse Road has been unused for many years and is impassable. It has been the Board's position that a lot cannot have legal frontage for building purposes on a road that does not provide adequate access. A meeting of the Planning Board will be held on April 7 to make a decision regarding this plan.

Minutes of the February 25 meeting were accepted as read.

Minutes of the March 10 meeting were amended by an addition to the Minutes of the Public Hearing on Wetland/Flood Hazard District as follows:

4. Strike out Section 2.B and substitute in its place the following new Section 2.B:

2.B. Location of Districts

All districts except the Wetland/Flood Hazard District are located and bounded as shown on a map entitled "Zoning District Map of Carlisle, Mass.", dated March 1962 (as revised to date), signed by the Planning Board, and filed with

[REDACTED]

the Town Clerk, together with any and all amendments thereto subsequently adopted by the Town. This map, together with all explanatory material thereon, shall be deemed to accompany and be a part of this Bylaw. The Wetland/Flood Hazard District is shown on a map entitled "Wetland/Flood Hazard District, Carlisle, Massachusetts, May 5, 1976", amended March 31, 1980, consisting of an index map and 36 sheets filed with the Town Clerk, together with any and all amendments thereto subsequently adopted by the Town, which are hereby made a part of the Zoning District Map of the Town of Carlisle.

5. Strike out the last sentence of Section 7.B and substitute the following new sentence in its place:
- [REDACTED]

The Board of Appeals shall be the special permit granting authority for all special permits except as provided in Section 5.A (Residence District M), Section 5.B (Wetland/Flood Hazard District) and Section 5.H (Private Driveways).

[REDACTED]

The Minutes were accepted as amended.

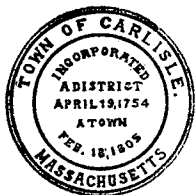
Presentations and recommendations for Town Meeting were assigned.

There was a brief preliminary review of the Site Plan, Carlisle Elderly Housing.

Meeting adjourned at 12:30 a.m.

Respectfully submitted,

Meredith DeLong
Secretary to the Board



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Scenic Road Hearing - South Street

March 24, 1980

Present: Raftery, Chaput, Kulmala, Sauer, Hannaford, Coulter, Courant

Vivian Chaput opened the hearing by reading the public notice as it had been published.

Selectperson Put Cutter made a presentation on behalf of Public Works Department Head Roger Davis who was not able to be present. The Town, she said, is committed to a program of road improvement in a way that will create a better climate of public safety. Drainage, adequate road width, removal of dead and dying trees are among the problems to be addressed. Davis proposes a uniform 20-foot width and tress to be removed have been marked. A Police Department speed check, taken on a weekday at about noon, indicated an average speed of 30 to 35 mph for vehicles traveling South Street. Residents present took exception to this estimate, saying that morning and evening commuter traffic exceeded this to a great degree.

A representative of the League of Women Voters was present to report that the League felt that white lines painted on the side would give an impression of a wider margin of clearance than would be the fact. Kim Poole, South Street, said the road is a popular commuter route between surrounding towns, and felt that smoothing of bumps, straightening of curves, removal of trees and widening of paved width would increase traffic and increase traffic speed.

A survey by south Street residents of 30 of 31 South Street residents indicated that 25 wanted no improvement of bumps and increase of width, two wanted the road widened and smoothed, and three wanted smoothing only. Janet Turley spoke to the problems of drainage. Nancy Fowley felt that the bump at Valleyhead is unsafe and some curves are unsafe. Francine Buckley reported that in a two-hour period in mid-day she counted 20 commercial vehicles. Paul Buckley spoke in favor of bumps and narrow widths to reduce speed.

Gordon Diment felt that the trees opposite the water hole are a hazard. He was in favor of a smooth street with as few hazards as possible. Margaret Joyce and Bert Shepherd asked about plans to reduce drainage problems. Pat Cutter responded that the Town will be happy to accept drainage easements to channel this water to areas where it causes no problems.

Public Hearing - Scenic Road - South Street

One resident pointed out that most trees will recover from gypsy moths, particularly oaks. There are no oaks on the list of trees to be removed. Pat Cutter said that even a healthy tree which encroaches on the shoulder of the paved area would have to go to permit widening of the road.

It was pointed out at this point that the Planning Board would, as a result of this hearing, make decisions as regarding trees and stone walls. The Selectmen will make the decisions regarding all other proposed work and their decisions will be based upon their input from this hearing and the appropriation voted at Town Meeting. Apparently no stone walls are to be affected by this work.

It was felt that the vote on tree removal, since that work would not be done until summer, should be deferred until after the trees have leafed and final paved width has been decided. Selectperson suggested that the Public Hearing be continued to the first meeting in June when a tree-by-tree vote could be taken. The suggestion was put in the form of a motion, seconded and unanimously voted in favor.

Respectfully submitted,

Meredith DeLong
Secretary to the Board